

March 22, 2005

Suzanne Colver  
City of Scottsdale Development Services  
7447 E. Indian School Road  
Scottsdale, AZ 85251

RE: Project Narrative for Advanced Health Care  
22-DR-2005

Dear Ms. Colver:

This project consists of a 28,850 square foot single story type V-A structure located at 9846 N on 95<sup>th</sup> Street in Scottsdale. The building functions as a transitional rehabilitation facility and consists of 38 private patient suites arranged in two wings around a centrally located therapy, dining, and administration functions. The building massing is residential in scale and typified by low pitched hipped roofs with deep overhangs. The horizontal nature of the building is emphasized at the corners of the building where the lower section the wall extends out beyond the face of the upper section of wall. A segment of clerestory glazing is located above each of the patient wings providing natural light and interest into the double loaded patient wing corridors below. Further, the massing of the clerestory is emphasized at the base of the building with a change in the plane of the exterior wall, and gabled roof forms. The predominant exterior materials are three tones of stucco (similar to those of the neighboring office buildings) and colored concrete shingles. Precast concrete elements transition between the stucco tones as well as provide a cap for the planter boxes and site walls. The soffits and fascia trim will match the predominant stucco wall color.

The landscaping and streetscape design is intended to comply with the *Ironwood Square Design Guidelines* established for the development. Exterior patios have been incorporated into the site design to enhance the patrons experience while at the facility. Site walls are provided in the design as a buffer between the parking areas and pedestrian walkways along 95<sup>th</sup> Street. Site walls are also incorporated to screen the mechanical condensing units; all site walls are stucco and reflect the primary color scheme of the project.

The building has been sited in conjunction with the project immediately south and shares an access easement to help minimize the overall amount of asphalt on site. The primary entry is easily identifiable via a covered porte-cochere that extends out over the drive. All public entries are recessed into the building and further protected with a canopy that extends beyond the roof overhang providing nearly 14 feet of coverage from the face of the door to the outer edge of the roof above.

Sincerely,

Rob White AIA  
Senior Associate, GouldEvans

03/18/05



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## KEYED NOTES

- 1 BOX RACK
- 2 BRICK (TYPE) INSET AS REQUIRED
- 3 FIRE-1/40 CONCRETE FINISHING
- 4 HYPHOS SCREEN WALL
- 5 MEDHWAHL UNIT SCREEN WALL
- 6 PLASTER BOX




### PROJECT DATA

[illegible]

## PROPERTY DEVELOPMENT STANDARDS

[illegible]

LEGEND

- |   |   |
|---|---|
|  | SELECTED FENCEABLE OPEN SPACE<br>15.18% S.F. TOTAL                      |
|  | SELECTED OPEN SPACE OTHER THAN FENCEABLE OPEN SPACE<br>2.84% S.F. TOTAL |
|  | SELECTED PRIVATE LOT LANDSCAPING<br>7.47% S.F. TOTAL                    |

### New Construction

Advanced Health  
Care Transitional  
Rehabilitation  
Facility  
Scottsdale  
Building

8840 N 24th Street  
Scottsdale, AZ 85258

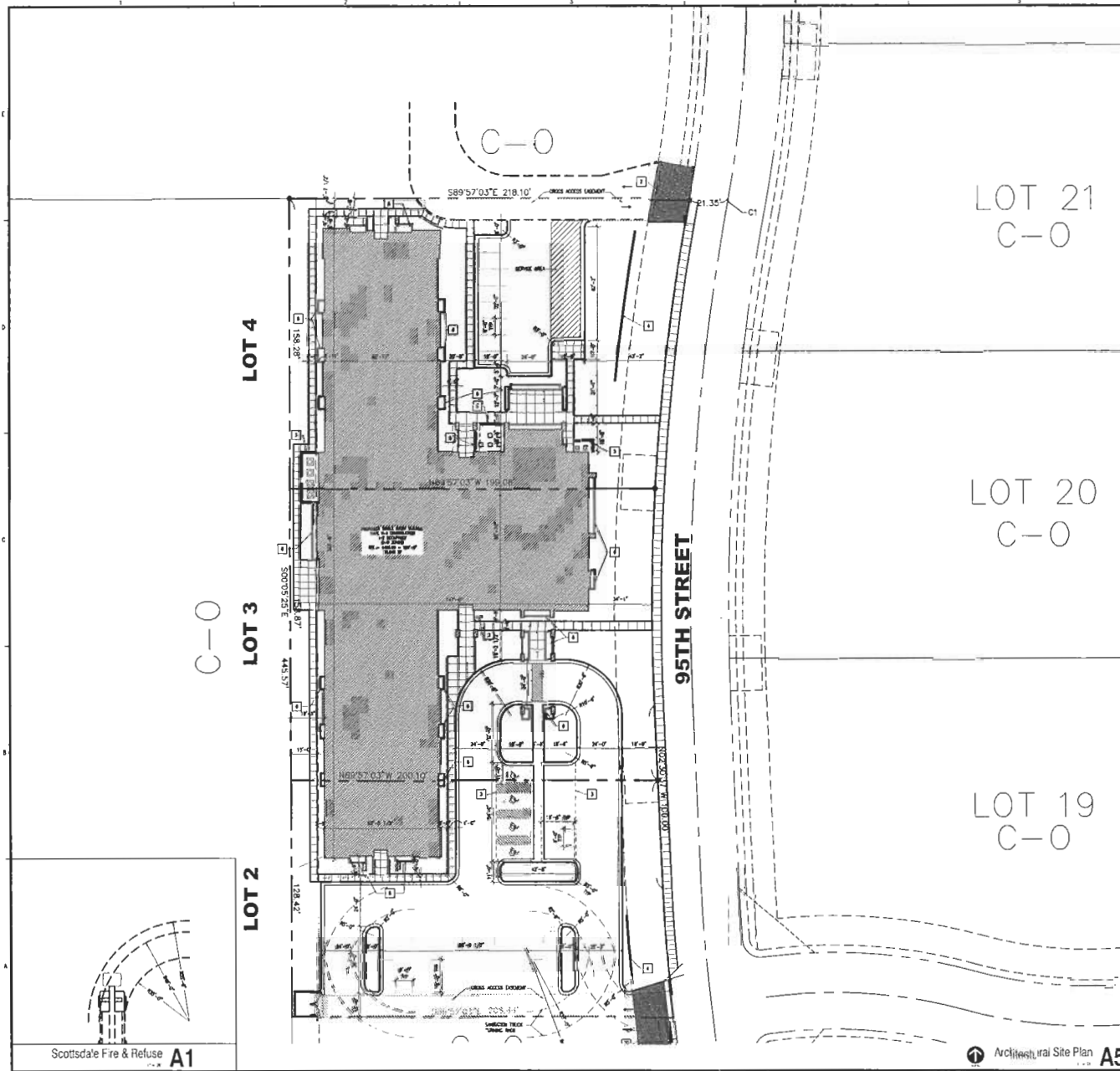
REVISION \_\_\_\_\_ DATE \_\_\_\_\_

Project no: 000 000 5  
Date: 17 May 2005

Site Plan  
**A1.0**

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Development Review



22-DR-2005  
03/18/05



West Elevation



North Elevation



East Elevation



South Elevation

date

drawing scale

drawing

22-DR-2005  
03/18/05



Streetscape Elevation



date

drawing scale

drawing